

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 507

Case No. 82-15/81-15M

October 6, 1986

On March 11, 1982, by Z.C. Order No. 369, the District of Columbia Zoning Commission granted consolidated approval of an application from the Kalian N.V. for a Planned Unit Development (PUD) and related map amendment from HR/SP-2 to HR/C-3-C for various lots in Square 517. The PUD site is bounded by Fifth and I Streets, a public alley, and Massachusetts Avenue, N.W., and comprises approximately 44,827 square feet of Land area. The applicant proposed to construct a hotel/office building development. Z.C. Order No. 369 approved the PUD subject to certain development conditions, guidelines, and standards. Z.C. Orders No. 399 and 449 approved further modifications and extensions of the time for commencement of construction of the project.

On September 8, 1986 the applicant filed a request to extend the time for commencement of construction of the project, pursuant to Paragraph 7501.76 of the Zoning Regulations.

The applicant requested an extension of time of one year, to allow the applicant to begin construction no later than September 26, 1987.

The applicant contends the basis for an extension stems from pending changes in the ownership of the property and developer of the site.

The original owner of the PUD project was Kalian, N.V., Inc., as owner and developer. A contract for purchase of the property by Royce Lanier, Mia Souhayar and Muriel Yasuna was entered and scheduled to occur September 30, 1986. Thus, the new purchasers were not to own the property until expiration of the time provided for in Zoning Commission Order No. 449,

It further appears that no person or party will be adversely affected should the Commission grant the request, and the request was served on all parties to the prior proceeding.

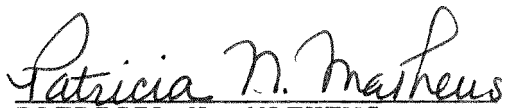
Pursuant to Paragraph 7501.76 of the Zoning Regulations, the applicant has shown good cause for the extension of time without further public hearing.


The Commission finds that the applicant timely filed the request for extension, pursuant to paragraph 7501.76 of the Zoning Regulations.

For the foregoing reasons, it is hereby ordered that Zoning Commission Orders No. 369, 399, and 449 be amended to provide that construction shall start on the project within approximately five and one-half years of the effective date of Order No. 369, that is, not later than October 1, 1987.

Vote of the Zoning Commission taken at the public meeting held on October 6, 1986: 4-1. (John **G. Parsons**, Patricia N. Mathews, George M. White and Maybelle T. Bennett, to extend - Lindsley Williams, opposed).

In accordance with Section 4.5 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, this order is effective upon publication in the D.C. Register, that is, on 14 NOV 1986.


PATRICIA N. MATHEWS
Chairperson
Zoning Commission


EDWARD L. CURRY
Acting Executive Director
Zoning Secretariat

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